



SDRC Agenda

4/28/2023 Committee Chairperson: Mridula Gupta

Please join SDRC at 9:30 a.m. from your computer, tablet, or smartphone.

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SUBDIVISION

4-22072

NEZIANYA SUBDIVISION (MINOR); 2 LOTS FOR SINGLE-FAMILY DETACHED DEVELOPMENT.; ON THE NORTH SIDE OF SELLMAN ROAD, APPROXIMATELY 1,000 FEET EAST OF ITS INTERSECTION WITH WEYMOUTH AVENUE

REVIEWER:	DIAZ-CAMPBELL, EDDIE
REVIEWER PHONE:	301-952-3665
REVIEWER EMAIL:	Eddie.Diaz-Campbell@ppd.mncppc.org
ACRES:	4.06
<u>ZONING:</u>	
RSF-95	4.06 Acres
OUTPARCELS:	0
PARCELS:	0
OUTLOTS:	0
LOTS:	2
PLANNING AREA:	61
COUNCILMANIC DISTRICT:	01
POLICE DIVISION:	14 - VI
TIER:	DEVELOPING
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
PARENT CASE NO:	4-18015
HISTORIC SITE IND:	NO
AGT NAME:	SCUDDER, TRACI R.

PLANNING DIRECTOR	DATE: 5/23/2023	SCHEDULED	PLANNING DIRECTOR 40 DAY COUNT =
			5/29/2023

SDRC MEETING	DATE: 4/28/2023	SCHEDULED
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5-23064

METROPOLITAN EAST AT KONTERRA TOWN CENTER; PLAT 5 - 219 SINGLE FAMILY ATTACHED DWELLINGS; KONTERRA BOULEVARD AND FASHION PLACE

PRE-ACCEPTANCE SDRC DATE: [4/28/2023](#)

REVIEWER: VATANDOOST, MAHSA
REVIEWER PHONE: 301-952-4487
REVIEWER EMAIL: Mahsa.Vatandoost@ppd.mncppc.org
ACRES: 6.75

ZONING:

TAC-c 6.75 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 60
COUNCILMANIC DISTRICT: 01
POLICE DIVISION: 14 - VI
TIER: DEVELOPING
GROWTH POLICY AREA: EMPLOYMENT AREA
PARENT CASE NO: 4-07108
HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

24-128(b)(7)(A) Private Road and Easements in Comprehensive Design and Mixed Use Zones
24-128(b)(12) PUE contiguous to ROW; 10' easement adjacent to either PUE or ROW
AGT NAME: SOLTESZ, LLC.

URBAN DESIGN

DET-2022-003 ALLORA BRANDYWINE 2.0; DEVELOPMENT OF 221 MULTIFAMILY DWELLING UNITS (COMPRISING 130 ONE-BEDROOM UNITS S& 91 TWO-BEDROOM UNITS) IN FIVE (5) MULTIFAMILY BUILDINGS.; EAST SIDE OF MATAPEAKE BUSINESS DRIVE, APPROXIMATELY 1,280 FEET NORTH OF ITS INTERSECTION WITH TIMOTHY BRANCH DRIVE

REVIEWER: SHELLY, ANDREW
REVIEWER PHONE: 301-952-4976
REVIEWER EMAIL: ANDREW.SHELLY@PPD.MNCPPC.ORG
ACRES: 8.31

ZONING:

TAC-c 8.31 Acres
OUTPARCELS: 0
PARCELS: 1
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 85A
COUNCILMANIC DISTRICT: 09
POLICE DIVISION: 13 - V
ESAs: DEVELOPING
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: PPS-2022-003
HISTORIC SITE IND: NO
AGT NAME: MATTHEW C. TEDESCO

PLANNING BOARD DATE: 6/8/2023 SCHEDULED 70 DAY LIMIT IS 6-13-2023
SDRC MEETING DATE: 4/28/2023 SCHEDULED

TERNBERRY DEVELOPMENT; ARCHITECTURE FOR SINGLE FAMILY DETACHED, LOTS 28-31 AND ATTACHED, LOTS 49-54; LOCATED ON THE SOUTH SIDE OF PENNSBURY DRIVE APPROXIMATELY 530 FEET NORTH OF ITS INTERSECTION WITH MD214(CENTRAL AVENUE)

REVIEWER: PRICE, TODD
 REVIEWER PHONE:
 REVIEWER EMAIL: TODD.PRICE@PPD.MNCPPC.ORG
 ACRES: 1.30
ZONING:
 LCD 1.00 Acres
 OUTPARCELS: 0
 PARCELS: 0
 OUTLOTS: 0
 LOTS: 10
 PLANNING AREA: 71B
 COUNCILMANIC DISTRICT: 04
 POLICE DIVISION: 10 - II
 TIER: DEVELOPING
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 HISTORIC SITE IND: NO
 AGT NAME: CENTURY ENGINEERING, INC.

PLANNING BOARD DATE: 6/22/2023 SCHEDULED 70 DAY LIMIT = 6-22-2023
 SDRG MEETING DATE: 4/28/2023 SCHEDULED

ZONING

MJD-2022-001

ALLORA BRANDYWINE; DEPARTURE FROM PARKING AND LOADING TO PROVIDE A REDUCTION TO THE REQUIRED PARKING; EAST SIDE OF MATAPEAKE BUSINESS DRIVE APPROXIMATELY 1,280 FEET NORTH IF ITS INTERSECTION WITH TIMOTHY BRANCH DRIVE.

REVIEWER: SHELLY, ANDREW
 REVIEWER PHONE: 301-952-4976
 REVIEWER EMAIL: ANDREW.SHELLY@PPD.MNCPPC.ORG
 ACRES: 8.31
ZONING:
 TAC-c 8.31 Acres
 OUTPARCELS: 0
 PARCELS: 1
 OUTLOTS: 0
 LOTS: 0
 PLANNING AREA: 85A
 COUNCILMANIC DISTRICT: 09
 POLICE DIVISION: 13 - V
 ESAs: DEVELOPING
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 PARENT CASE NO: DET-2022-003
 HISTORIC SITE IND: NO
 AGT NAME: MATTHEW C. TEDESCO

PLANNING BOARD DATE: 6/8/2023 PENDING RUNS COMPANION TO DET-2022-003
 SDRG MEETING DATE: 4/28/2023 SCHEDULED

